031.0	0006	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	952,000 / 952,000
					USE VALUE:	952,000 / 952,000
					ASSESSED:	952,000 / 952,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
61	-63	ADAMS ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TANG DEBBIE WAH ETAL/ TRUSTEES
Owner 2:	WAH FAMILY LIVING TRUST
Owner 3:	
Street 1:	63 ADAMS ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	WAH SHUI FONG -
Owner 2:	-
Street 1:	63 ADAMS ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,500 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1922, having primarily Vinyl Exterior and 3238 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4500.000	507,300	700	444,000	952,000
Total Card	0.103	507,300	700	444,000	952,000
Total Parcel	0.103	507,300	700	444,000	952,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 293.97 | /Parcel: 293.9

Legal Description

User Acct 22095

GIS Ref

GIS Ref

Insp Date 10/07/17

Entered Lot Size

Total Land:

Land Unit Type:

!2634!

PREVIOUS ASSESSMENT

Parcel ID 031.0-0006-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	507,500	700	4,500.	444,000	952,200	952,200	Year End Roll	12/18/2019
2019	104	FV	393,500	800	4,500.	471,800	866,100	866,100	Year End Roll	1/3/2019
2018	104	FV	393,500	800	4,500.	344,100	738,400	738,400	Year End Roll	12/20/2017
2017	104	FV	369,200	800	4,500.	299,700	669,700	669,700	Year End Roll	1/3/2017
2016	104	FV	369,200	800	4,500.	255,300	625,300	625,300	Year End	1/4/2016
2015	104	FV	329,300	800	4,500.	249,800	579,900	579,900	Year End Roll	12/11/2014
2014	104	FV	329,300	800	4,500.	205,400	535,500	535,500	Year End Roll	12/16/2013
2013	104	FV	342,600	800	4,500.	195,400	538,800	538,800		12/13/2012

PRINT

Date	Time
12/10/20	18:00:32

LAST REV

Date	Time
11/09/20	10:53:04

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2634

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WAH SHUI FONG,	76017-117	1	10/28/2020	Convenience	10	No	No		
	12671-408		7/22/1974		55,000	No	No		Thomas Koom Fung Wah dod 10/23/2019

USER DEFINED

Prior Id # 1:	22095
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/9/2018	579	Re-Roof	14,000	C				reroof
4/3/2006	228	Manual	4,000					create finished ba

ACTIVITY INFORMATION

Date	Result	By	Name
10/7/2017	MEAS&NOTICE	HS	Hanne S
4/22/2009	Meas/Inspect	372	PATRIOT
2/20/2000	Mailer Sent		
2/17/2000	Measured	268	PATRIOT
11/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4500		Sq. Ft.	Site		0	80.	1.23	1									443,999						444,000	

Total AC/HA: 0.10331 | Total SF/SM: 4500 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 443,999 | Spl Credit | Total: 444,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1922	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.05951631
Const Adj.:	0.98000199
Adj $ / SQ:	176.516
Other Features:	124000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	689276
Depreciation:	181969
Depreciated Total:	507307

COMMENTS

GAS HEAT=2ND FLOOR. 3/4 BTH IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	10	BRs:	4	Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

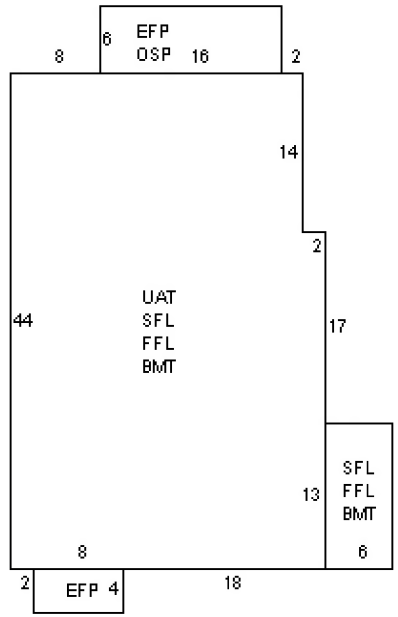
No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	176.52
Special Features:	0	Val/Su Net:	116.06
Final Total:	507300	Val/Su SzAd	197.85

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,282	58.890	75,491
FFL	First Floor	1,282	176.520	226,293
SFL	Second Floor	1,282	176.520	226,293
UAT	Upper Attic	301	91.790	27,628
EFP	Enclos Porch	128	47.520	6,083
OSP	Screen Porch	96	36.320	3,486

Net Sketched Area:	4,371			Total:	565,274
Size Ad	2564	Gross Are	5274	FinArea	3238

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	35	F	
UAT	100	FLA	75	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 031.0-0006-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	15X15	A	AV	1999	3.92	T	16	104			700			700
2	Frame Shed	D	Y	1	7X8	A	AV	2010	0.00	T	7.2	104						

More:	N	Total Yard Items:	700	Total Special Featues:	Total: 700